

**FIRE PROTECTION PLAN
FOR
COLE GRADE MINOR SUBDIVISION
TPM 20929
ER 05-02-011**

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1.0 INTRODUCTION

The proposed project is a minor subdivision of a 6.16 gross acre parcel into two parcels of 3.36 and 2.80 acres. The project is located east of the Community of Valley Center, in north San Diego County, east of Interstate 15 and south of Highway 79 off of Cole Grade Road (Figure 1). The project area is located in Section 31, Township 10 South, Range 1 West on the Pala 7.5' USGS Quadrangle (Figure 2).

The purpose of this Fire Protection Plan (FPP) is to meet the requirements of the Valley Center Fire Protection District regarding fire safety in the urban-wildland interface for the Cole Grade Road Minor Subdivision, TPM 20929. Article 86 of the 2001 edition of the California Fire Code indicates that a Fire Protection Plan shall be required for all new development within the Urban-Wildland Interface.

The following Fire Protection Plan addresses water supply, access, building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management in accordance with the requirements of Article 86. When developing mitigation measures the location, topography, geology, flammable vegetation and climate were taken into consideration.

2.0 WATER SUPPLY

One fire hydrant, together with the required fire flow of 1000 gallons per minute at 20 psi residual shall be installed in accordance with Valley Center Fire Protection District, and San Diego County Standards. The entire system must provide 2500 gallons per minute at 25 psi. All components must meet the approval of the Valley Center Fire Protection District. Design of the water supply, type and location of the fire hydrants must be submitted to the Fire Chief for approval prior to the recordation of the map.

1. The fire hydrants shall be installed in the vicinity of the driveway entrance to Cole Grade Road.
2. Location of the hydrant shall be shown on the plot plan when submitted to the fire department.
3. Design of the water supply shall be submitted to the Valley Center Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.
4. Water supply system and hydrants shall be installed and tested prior to bringing any combustible building materials on-site.

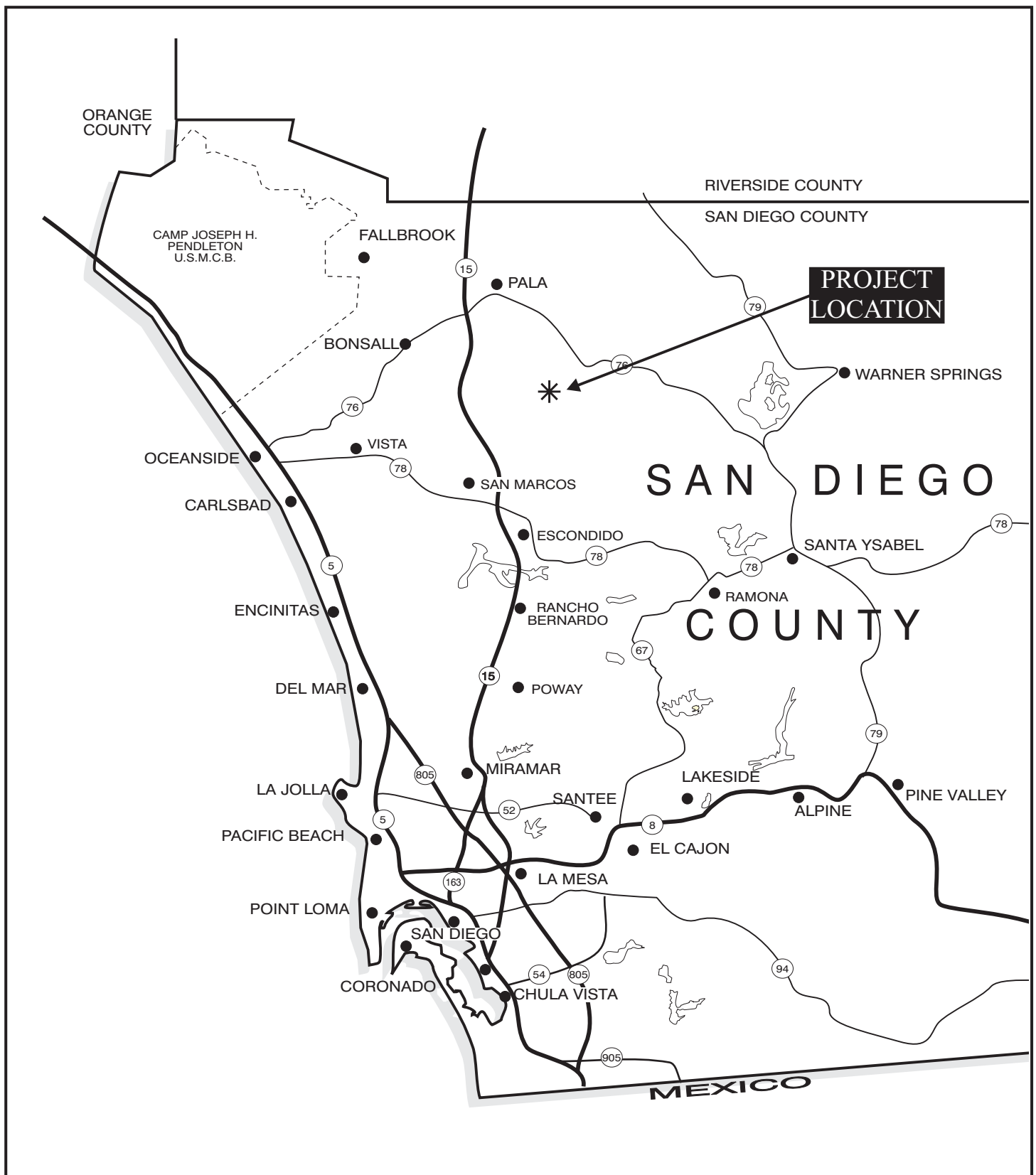
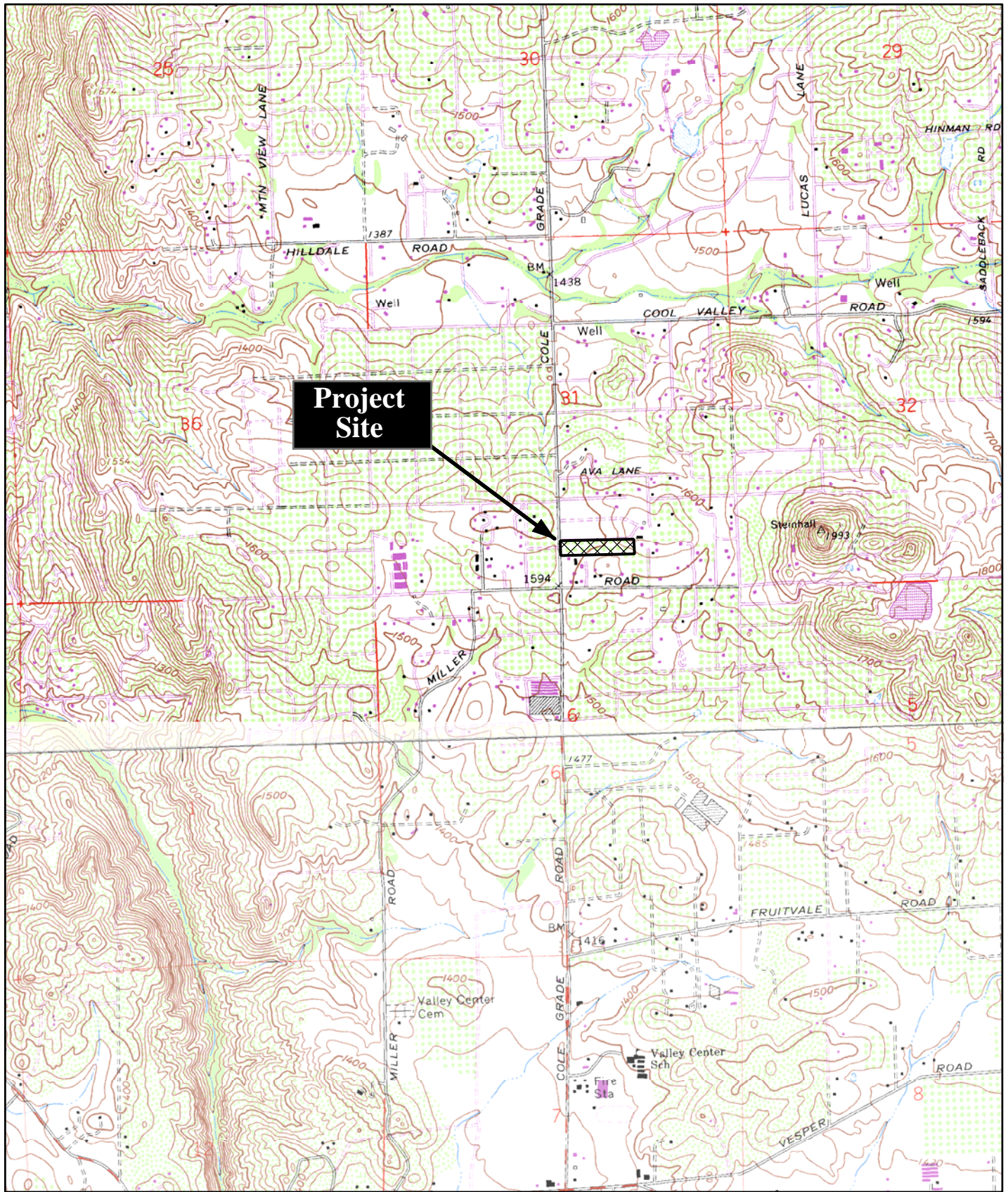


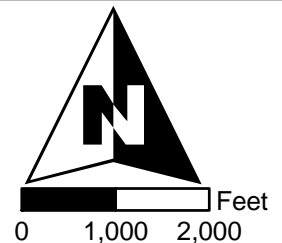
Figure 1
Regional Location Map





Source: USGS 7.5' Pala & Valley Center Quadrangles

Figure 2
Project Location
Cole Grade Minor Subdivision



3.0 ACCESS AND ADDRESSES

Fire apparatus access roads are required in conformance with Section 902.2 of the County Fire Code and the April 8, 2005 letter from the Valley Center Fire Protection District identifying the fire agency recommendations. The fire apparatus access road(s) shall meet the following the requirements of the County of San Diego Road standards and the Valley Center Fire Protection District specifications:

1. The public and private roads serving this project shall be separately named and approved street signs shall be installed.
2. The maximum length of dead end roads, including all dead end roads accessed from the dead end road shall not exceed 1320 feet for parcels zoned 1 to 4.99 acres.
3. The proposed private easement road, from northeast corner of Parcel 1 westerly to Cole grad Road, shall be graded twenty-eight feet (28') wide and improved twenty-four (24') wide with asphalt concrete. The Improvement and Design Standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
4. Individual driveways shall be at least 16 (sixteen) feet wide, improved with and an all weather surface, and a minimum vertical clearance of 13'6" (thirteen feet, six inches).
5. Grades shall not exceed 20 (twenty) percent. Grades exceeding 15 (fifteen) percent incline or decline shall not be allowed without mitigation.
6. Roads with less than 36 (thirty-six) foot improved width shall be designated as fire lanes and will require a red stripe and "No Parking Fire Lane" signs to be posted to the satisfaction of the Valley Center Fire Protection District. This information shall be shown on the Parcel Map as "Non-Title Information".
7. Private driveways greater than 150' (one hundred fifty) in length shall be provided with a means of turning the fire apparatus around.
8. Roadways shall be provided with a paved with an all weather driving surface to the satisfaction of the Valley Center Fire Protection District prior to bringing any combustible building products onsite.
9. Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street fronting the property from either direction of approach, to the satisfaction of the Valley Center Fire Protection District. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings.

4.0 FIRE RESISTANCE AND FIRE PROTECTION SYSTEMS

The Valley Center Fire Protection District may require enhanced fire-resistive construction when allowing the fuel modification zone to be less than 100 feet in width from the structure, or when the development is located above a slope that will influence

fire behavior and with dense chaparral or highly combustible trees. The site is located in an area of little and moderate fire threat (Figure 3). This coupled with the fact that the site is surrounded by development and contains orchards (Figure 4), the proposed limited building zone ranges from 50 feet to 75 feet. Due to the reduction of the fuel modification zone on-site, the parcels are required to implement enhanced fire-resistive construction in conformance with the County Fire Code and the Building Code.

Residential fire sprinkler systems are required for interior protection of all structures in accordance with the specifications of the National Fire Protection Association Standard 13D, to the satisfaction of the Valley Center Fire Protection District. This condition must be complied with prior to the issuance of the certificate of occupancy for each parcel so designated.

5.0 BRUSH MANAGEMENT

Several factors were taken into consideration when determining the brush zone including topography, degree of exposure, lot size, and proximity to natural land. The site is composed of orchards and surrounded by development. Although orchards are susceptible to fire, the orchard is irrigated so it would have a low treat from fire. The project is technically located within the urban-wildland interface, however the surrounding sites consist of developed lands and/or lands that will be maintained in the future. As a result the project is proposing to provide a limited building zone of 75' on the north side of the property and 50' on the east and west of the property. The proposed limited building zones are depicted on Figure 5. Due to the reductions to less than a 100 foot limited building zone requires enhanced fire resistive construction.

The fuel management zone are divided into Zones A and B which are depicted in Figure 5 and will be maintained as described below.

Zone A

Zone A will consist of landscape plantings that are maintained and irrigated so that they shall not create fire hazards near structures. The following measures will reduce fire hazards near buildings:

- Highly flammable plants adjacent to structures are prohibited.
- Except for prostrate varieties, acacias, cedars, cypress, eucalyptus, juniper, pines, rosemary and California pepper shall not be planted.
- Plants will only be selected from the County of San Diego "Acceptable Plants for a Defensible Space in Fire Prone Areas" included as Appendix A or other as approved by the Fire Marshal.
- No plants on the undesirable list included in Appendix B shall be planted.
- Trees shall not be planted closer to structures then the distance equal to the tree's mature canopy plus 10 feet. Tree canopies shall be separated by 20 feet.

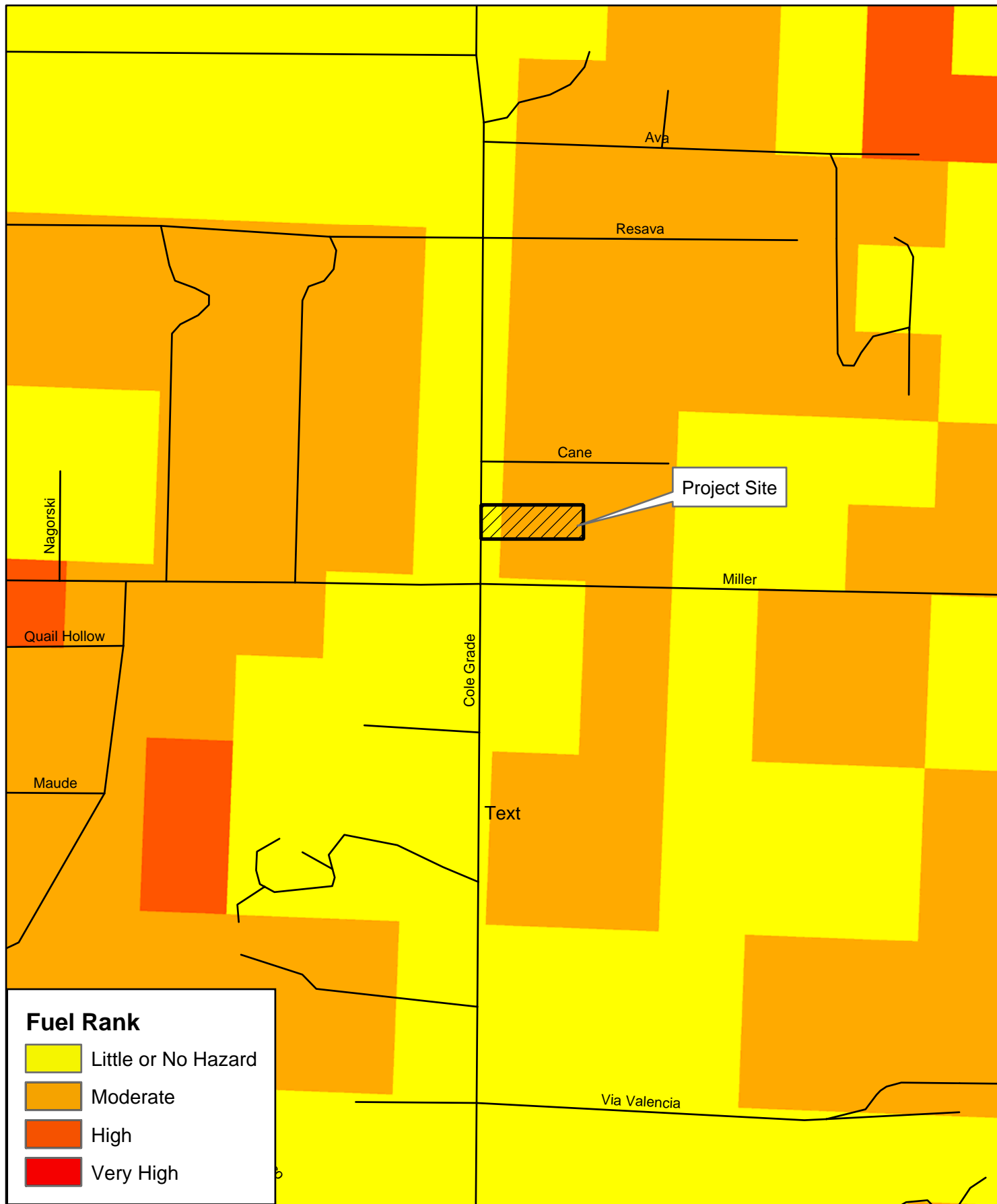
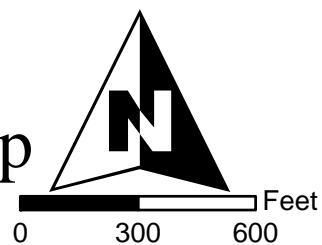


Figure 3
Cole Grade Road Fire Threat Map





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Aerial Photograph
for the Cole Grade Road Property

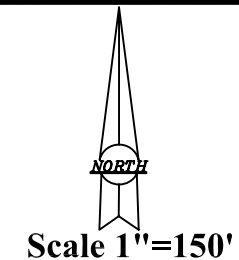
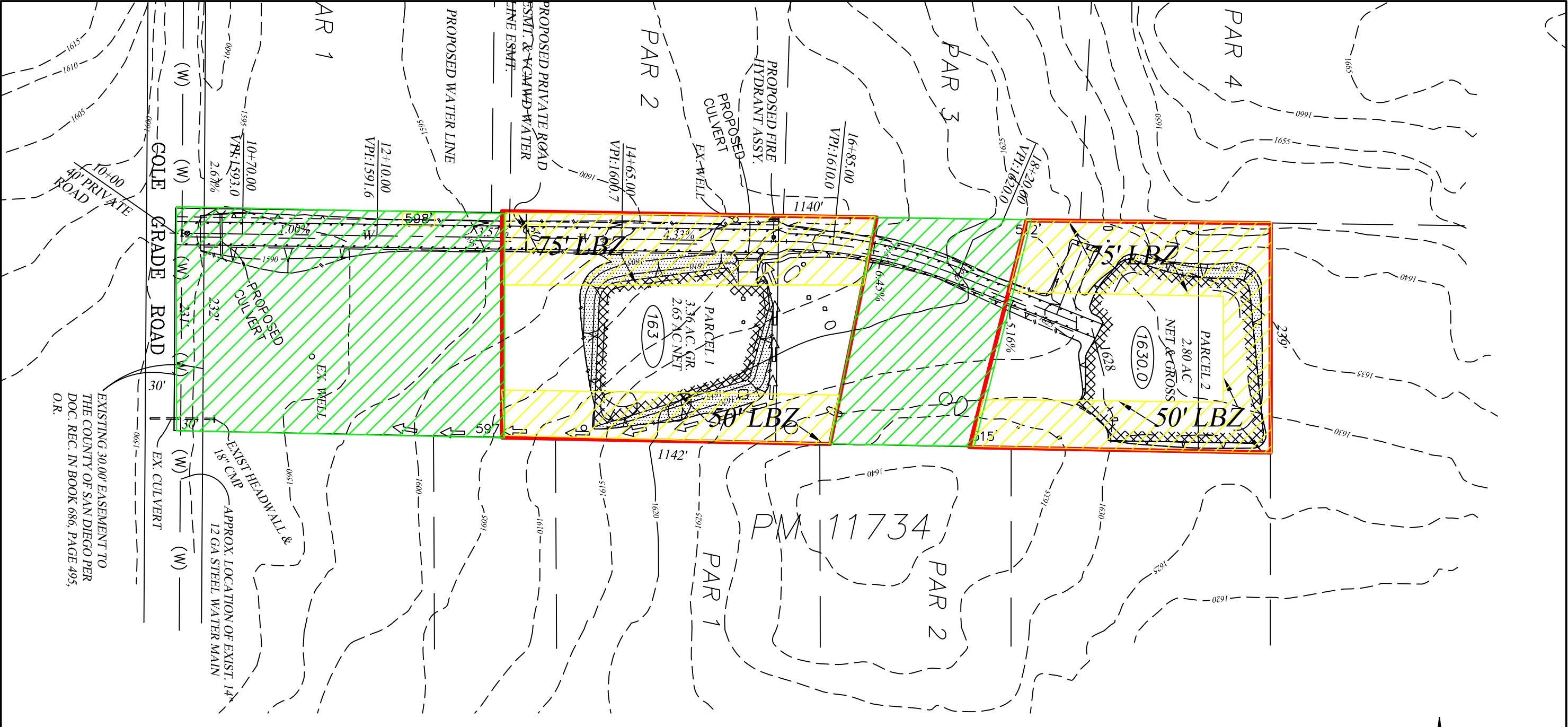


Figure
4



Legend:



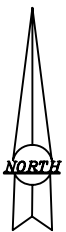
Fuel Modification Zone
Zone A



Limited Building Zone



Fuel Modification Zone
Zone B



Scale 1"=200'

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Fire Protection Plan Map for the Cole Grade Road Property

**Figure
3**

Irrigation

Permanent irrigation shall be provided to ornamental plantings. Irrigation will conform to any applicable County Landscape Requirements.

Maintenance

Maintenance within this zone shall be performed year-round and include the following tasks:

- Prune and thin trees (Figures 5 and 6) around structures to decrease fuel volume, retain succulent growth and to provide adequate clearance between structures and plants.
- Tree branches overhanging roofs shall be removed.
- Trash and combustible debris shall be cleared from around structures, and removed from roofs and rain gutters.
- Irrigation systems will be maintained to ensure that they function properly and plantings are watered sufficiently to maintain succulent growth.

Thinning and Pruning

Figure 6, below illustrates how native trees retained and planted trees shall have a minimum canopy separation of 20 feet.

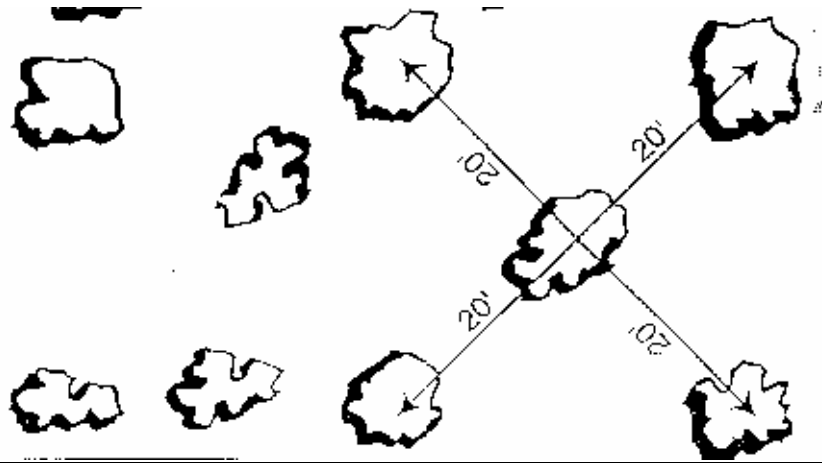


Figure 6. Thinned Trees

Pruning will further reduce the fuel load. Pruning shall be accomplished in the following manner:

- Individual trees and shrubs will be pruned to remove dead, dying and excessively twiggy growth. Figure 7, below illustrates the desired result of pruning.

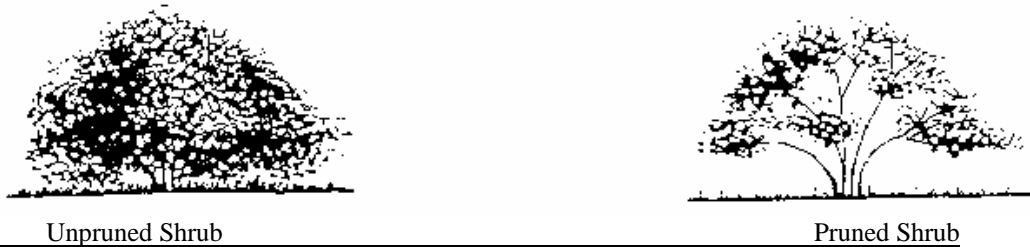


Figure 7. Pruning of Landscape Shrubs and Retained Trees

- Trees and larger tree form shrubs shall be pruned to provide clearance of three times the height of the understory plant material or six feet whichever is higher. Figure 8, below illustrates this requirement.

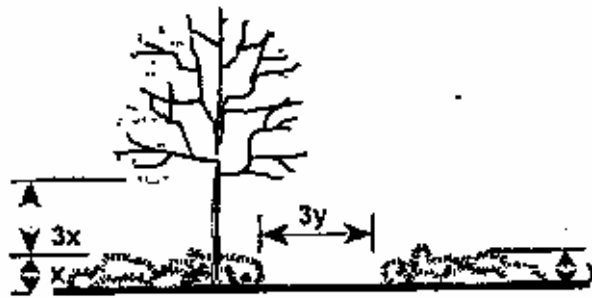


Figure 8. Pruning Trees and Tree Form Shrubs for Brush Management

Zone B

Zone B is the remainder of the property not covered by Zone A. This section shall be irrigated and all dead or dying trees shall be removed. The annual grasses and weeds shall be weed whipped between and below the trees to reduce the fuel load. Zone B is depicted on Figure 5.

6.0 RESPONSIBILITIES

The following section identifies the responsible parties for conformance and implementation of this plan.

Conformance

The ultimate responsibility for conformance with the fire protection plan lies with the landowner as identified on the County Tax Assessor records.

Conformance Approval

Conformance approval is under the jurisdiction of the Valley Center Fire Marshal.

APPENDIX A

SUGGESTED PLANT LIST FOR A DEFENSIBLE SPACE

SUGGESTED PLANT LIST FOR A DEFENSIBLE SPACE

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>Climate Zone</u>
TREES		
Acer		
platanoides	Norway Maple	M
rubrum	Red Maple	M
saccharinum	Silver Maple	M
saccarum	Sugar Maple	M
macrophyllum	Big Leaf Maple	C/ (R)
Alnus rhombifolia	White Alder	C/I/M (R)
Arbutus		
unedo	Strawberry Tree	All zones
Archontophoenix		
cunninghamiana	King Palm	C
Arctostaphylos spp.**	Manzanita	C/I/D
Brahea		
armata	Blue Hesper Palm	C/D
edulis	Guadalupe Palm	C/D
Ceratonia siliqua	Carob	C/I/D
Cerdidium floridum	Blue Palo Verde	D
Cercis occidentalis**	Western Redbud	C/I/M
Cornus		
nuttallii	Mountain Dogwood	I/M
stolonifera	Redtwig Dogwood	I/M
Eriobotrya		
japonica	Loquat	C/I/D
Erythrina caffra	Kaffirboom Coral Tree	C
Ginkgo biloba "Fairmount"	Fairmount Maidenhair Tree	I/M
Gleditisia triacanthos	Honey Locust	I/D/M
Juglans		I
californica	California Walnut	C/I
hindsii	California Black Walnut	I/D/M
Lagerstroemia indica	Crape Myrtle	I
Ligustrum lucidum	Glossy Privet	C/I/M
Liquidambar styraciflua	Sweet Gum	I
Liriodendron tulipifera	Tulip Tree	
Lyonothamnus floribundus		C
ssp. Asplenifolius	Fernleaf Catalina Ironwood	C/I/D
Melaleuca spp.	Melaleuca	C/I
Parkinsonia aculeate	Mexican Palo Verde	
Pistacia		
chinensis	Chinese Pistache	
	Pistachio Nut	C/I/D

vera	Pistachio Nut	I
Pittosporum		
phillyraeoides	Willow Pittosporum	C/I/D
viridiflorum	Cape Pittosporum	C/I
Platanus		
acerifolia	London Plane Tree	All zones
racemosa**	California Sycamore	C/I/M
Populus		
alba	White Poplar	D/M
fremontii**	Western Cottonwood	I
trichocarpa	Black Cottonwood	I/M
Prunus		
xblireiana	Flowering Plum	M
caroliniana	Carolina Laurel Cherry	C
ilicifolia**	Hollyleaf Cherry	C
lyonii**	Catalina Cherry	C
serrulata 'Kwanzan'	Flowering Cherry	M
yedoensis 'Akebono'	Akebono Flowering Cherry	M
Quercus		
agrifolia**	Coast Live Oak	C/I
engelmannii	Engelmann Oak	I
** suber	Cork Oak	C/I/D
Rhus		
lancea**	African Sumac	C/I/D
Salix spp.**	Willow	All zones (R)
Tristania conferta	Brisbane Box	C/I
Ulmus		
parvifolia	Chinese Elm	I/D
pumila	Siberian Elm	C/M
Umbellularia californica**	California Bay Laurel	C/I

SHRUBS

Agave	Century Plant	D
americana	Century Plant	D
deserti	Shawis Century Plant	D
shawii**		
Amorpha fruticosa**	False Indigobush	I
Arbutus		
menziesii**	Madrone	C/I
Arctostaphylos spp.**	Manzanita	C/I/D
Atriplex**		
canescens	Hoary Saltbush	I
lentiformis	Quail Saltbush	D
Baccharis**		
glutinosa	Mule Fat	C/I
pilularis	Coyote Bush	C/I/D
Carissa grandiflora	Natal Plum	C/I
Ceanothus spp.**	California Lilac	C/I/M
Cistus spp.	Rockrose	C/I/D
Cneoridium dumosum**	Bushrue	C
Comarostaphylis**		
diversifolia	Summer Holly	C
Convolvulus cneorum	Bush Morning Glory	C/I/M
Dalea		
orcuttii	Orcutt's Delea	D
spinosi**	Smoke Tree	I/D
Elaeagnus		
pungens	Silverberry	C/I/M
Encelia**		
californica	Coast Sunflower	C/I
farinosa	White Brittlebush	D/I
Eriobotrya		
deflexa	Bronze Loquat	C/I
Eriophyllum		
confertiflorum**	Golden Yarrow	C/I
staechadifolium	Lizard Tail	C
Escallonia spp.	Escallonia	C/I
Feijoa sellowiana	Pineapple Guava	C/I/D
Fouquieria splendens	Ocotillo	D
Fremontodendron**		
californicum	Flannelbush	I/M
mexicanum	Southern Flannelbush	I
Galvezia		
juncea	Baja Bush-Snapdragon	C
speciosa	Island Bush-Snapdragon	C
Garrya		
elliptica	Coast Silktassel	C/I
flavescens**	Ashy Silktassel	I/M

Heteromeles arbutifolia**	Ashy Silktassel	I/M
Lantana spp.	Toyon	C/I/M
Lotus scoparius	Lantana	C/I/D
Mahonia spp.	Deerweed	C/I
	Barberry	C/I/M
Malacothamnus clementinus		
	San Clemente Island Bush Mallow	C
fasciculatus**	Mesa Bushmallow	C/I
Melaleuca spp.	Melaleuca	C/I/D
Mimulus spp.**	Monkeyflower	C/I (R)
Nolina parryi		
parryi ssp. wolfii	Parry's Nolina	I
Photinia spp.	Wolf's Bear Grass	D
Pittosporum crassifolium	Photinia	All Zones
rhombifolium		C/I
tobira 'Wheeler'	Queensland Pittosporum	C/I
undulatum	Wheeler's Dwarf	C/I/D
viridiflorum	Victorian Box	C/I
Plumbago auriculata	Cape Pittosporum	C/I
Prunus caroliniana	Cape Plumbago	C/I/D
ilicifolia**		
lyonii**	Carolina Laurel Cherry	C
Puncia granatum	Hollyleaf Cherry	C
Pyracantha spp.	Catalina Cherry	C
Quercus dumosa**	Pomegranate	C/I/D
	Firethorn	All Zones
Rhamus alaternus	Scrub Oak	C/I
californica**		
Rhaphiolepis spp.	Italian Blackthorn	C/I
Rhus integrifolia**	Coffeeberry	C/I/M
laurina	Rhaphiolepis	C/I/D
lentii		
ovata**	Lemonade Berry	C/I
trilobata**	Laurel Sumac	C/I
Ribes viburnifolium	Pink-Flowering Sumac	C/D
speciosum**	Sugarbush	I/M
Romneya coulteri	squawbush	I
Rosa californica**	Evergreen Currant	C/I
minutifolia	Fuschia-Flowering Gooseberry	C/I/D
	Matilija Poppy	I

Salvia spp.**	California Wild Rose	C/I
Sambucus spp.**	Baja California Wild Rose	C/I
Symphoricarpos mollis**	Sage	All Zones
Syringa vulgaris	Elderberry	C/I/M
Tecomaria capensis	Creeping Snowberry	C/I
Teucrium fruticans	Lilac	M
Toxicodendron**	Cape Honeysuckle	C/I/D
diversilobum	Bush Germander	C/I
Verbena		
lilacina	Poison Oak	I/M
Xylosma congestum		
Yucca**	Lilac Verbena	C
schidigera	Shiny Xylosma	C/I
whipplei		
	Mojave Yucca	D
	Foothill Yucca	I

GROUNDCOVERS		
Achillea**	Yarrow	All Zones
Aptenia cordifolia	Apteria	C
Arctostaphylos spp.**	Manzanita	C/I/D
Baccharis**		
pilularis	Coyote Bush	C/I/D
Ceanothus spp.**	California Lilac	C/I/M
Cerastium tomentosum	Snow-in-Summer	All Zones
Coprosma kirkii	Creeping Coprosma	C/I/D
Cotoneaster spp.	Redberry	All Zones
Drosanthemum hispidum	Rosea Ice Plant	C/I
Dudleya		
brittonii	Brittonis Chalk Dudleya	C
pulverulenta**	Chalk Dudleya	C/I
virens	Island Live Fore-ever	C
Eschscholzia californica**	California Poppy	All Zones
Euonymus fortunei		
'Carrierei'	Glossy Winter Creeper	M
'Coloratus'	Purple-Leaf Winter Creeper	M
Ferocactus viridescens**	Coast Barrel Cactus	C
Gaillardia grandiflora	Blanket Flower	All Zones
Gazania spp.	Gazania	C/I
Helianthemum spp.**	Sunrose	All Zones
Lantana spp.	Lantana	C/I/D
Lasthenia		
californica**	Common Goldfields	I
glabrata	Coastal Goldfields	C
Lupinus spp.**	Lupine	C/I/M
Myoporum spp.	Myoporum	C/I
Pyracantha spp.	Firethorn	All zones
Rosmarinus officinalis	Rosemary	C/I/D
Santolina		
chamaecyparissus	Lavender Cotton	All Zones
virens	Santolina	All Zones
Trifolium frageriferum	O'Connor's Legume	C/I
Verbena		
rigida	Verbena	All Zones
Viguiera laciniata**	San Diego Sunflower	C/I
Vinca		
minor	Dwarf Periwinkle	M

VINES		
Antigonon leptopus	San Miguel Coral Vine	C/I
Distictis buccinatoria	Blood-Red Trumpet Vine	C/I/D
Keckiella cordifolia**	Heart-Leaved Penstemon	C/I
Lonicera		
japonica 'Halliana'	Hall's Honeysuckle	All Zones
subspicata**	Chaparral Honeysuckle	C/I
Solanum		
jasminoides	Potato Vine	C/I/D

PERENNIALS		
Coreopsis		
gigantea	Giant Coreopsis	C
grandiflora	Coreopsis	All Zones
maritime	Sea Dahlia	C
verticillata	Coreopsis	C/I
Heuchera maxima	Island Coral Bells	C/I
Iris douglasiana**	Douglas Iris	C/M
Iva hayesiana**	Poverty Weed	C/I
Kniphofia uvaria	Red-Hot Poker	C/M
Lavandula spp.	Lavender	All Zones
Limonium californicum		
var. mexicanum	Coastal Statice	C
perezii	Sea Lavender	C/I
Oenothera spp.	Primrose	C/I/M
Penstemon spp.**	Penstemon	C/I/D
Satureja douglasii	Yerba Buena	C/I
Sisyrinchium		
bellum	Blue-Eyed Grass	C/I
californicum	Golden-Eyed Grass	C
Solanum		
xanthii	Purple Nightshade	C/I
Zauschneria**		
californica	California Fuschia	C/I
cana	Hoary California Fuschia	C/I
'Catalina'	Catalina Fuschia	C/I

ANNUALS		
Lupinus spp.**	Lupine	C/I/M

APPENDIX B
UNDESIRABLE PLANT LIST

UNDESIRABLE PLANT LIST

The following species are highly flammable and should be avoided when planting within the first 50 feet adjacent to a structure. The plants listed below are more susceptible to burning, due to rough or peeling bark, production of large amounts of litter, vegetation that contains oils, resin, wax, or pitch, large amounts of dead material in the plant, or plantings with a high dead to live fuel ratio. Many of these species, if existing on the property and adequately maintained (pruning, thinning, irrigation, litter removal, and weeding), may remain as long as the potential for spreading a fire has been reduced or eliminated.

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>Abies species</u>	Fir Trees
<u>Acacia species</u>	Acacia (trees, shrubs, groundcovers)
<u>Adenostoma sparsifolium</u> **	Red Shanks
<u>Adenostoma fasciculatum</u> **	Chamise
<u>Agonis juniperina</u>	Juniper Myrtle
<u>Araucaria species</u>	Monkey Puzzle, Norfolk Island Pine
<u>Artemesia californica</u> **	California Sagebrush
<u>Bambusa species</u>	Bamboo
<u>Cedrus species</u>	Cedar
<u>Chamaecyparis species</u>	False Cypress
<u>Coprosma pumila</u>	Prostrate Coprosma
<u>Cryptomeria japonica</u>	Japanese Cryptomeria
<u>Cupressocyparis leylandii</u>	Leylandii Cypress
<u>Cupressus forbesii</u> **	Tecate Cypress
<u>Cupressus glabra</u>	Arizona Cypress
<u>Cupressus sempervirens</u>	Italian Cypress
<u>Dodonea viscosa</u>	Hopseed Bush
<u>Eriogonum fasciculatum</u> **	Common Buckwheat
<u>Eucalyptus species</u>	Eucalyptus
<u>Heterotheca grandiflora</u> **	Telegraph Plant
<u>Juniperus species</u>	Junipers
<u>Larix species</u>	Larch
<u>Lonicera japonica</u>	Japanese Honeysuckle
<u>Miscanthus species</u>	Eulalia Grass
<u>Muehlenbergia species</u> **	Deer Grass
<u>Palmae species</u>	Palms
<u>Picea species</u>	Spruce Trees
<u>Pickeringia Montana</u> **	Chaparral Pea
<u>Pinus species</u>	Pines
<u>Podocarpus species</u>	Fern Pine
<u>Pseudotsuga menziesii</u>	Douglas Fir
<u>Rosmarinus species</u>	Rosemary
<u>Salvia mellifera</u> **	Black Sage
<u>Taxodium species</u>	Cypress
<u>Taxus species</u>	Yew
<u>Thuja species</u>	Arborvitae
<u>Tsuga species</u>	Hemlock
<u>Urtica urens</u> **	Burning Nettle

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San Diego County native species

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